

OFFICIAL MINUTES
NORTHPORT BOARD OF ZONING ADJUSTMENT
Thursday, August 20, 2020

The Northport Board of Zoning Adjustment was called to order at 6:00 p.m. on Thursday, August 20, 2020 in the Council Chambers of the Northport City Hall by Chairman Jason Ward.

Upon roll call the following members were found to be present: Mr. Jon Garner, Mr. Jason Ward, Mrs. Tamara Madison and Mr. Tony O'Rourke. Absent and failing to vote was Mrs. Susan Rue and Mr. LaParry Howell. Also present were staff members Mrs. Julie Ramm, Mr. Ron Davis, Max Snyder and Mrs. Nannette McKinney

Approval of Minutes

Motion by Mrs. Jon Garner to approve the minutes for June 18, 2020. **Seconded by Tamara Madison.** Roll call vote was as follows: Mr. Garner -Yes; Mrs. Madison – Yes; Mr. O'Rourke-Yes; Mr. Ward-Yes; **Motion carried.**

Approval of Agenda

Motion by Ms. Jon Garner to approve the Agenda for August 20, 2020. **Seconded by Tamara Madison.** Roll call vote was as follows: Mr. Garner-Yes; Mrs. Madison -Yes; Mr. O'Rourke – Yes; Mr. Ward -Yes. **Motion carried.**

Approval of Proper Notification- Mrs. Ramm informed the Board that proper notification was given.

Verification of No Conflict of Interest - None

Notice of Right to Appeal – Mr. Ward stated the Notice of Right to Appeal procedures were on the back of the agenda.

Old Business - None

New Business

V-20-08 Joseph W. Rose – Request variance from fence setback requirements in Section 613 located at 1105 Martin Luther King Jr. Boulevard.

Joseph W. Rose, 2105 12th Avenue, Northport, AL stated he was requesting relief from the code ordinance Section 613. Mr. Rose stated on the east side of 21st Avenue Way he would like the fence to be extended off the right-of-way. Mr. Rose also stated on the west side of 21st Way he is asking for a relief of seven feet from the ordinance making it a total of three feet from the curb line. Mr. Rose stated he had talked to the adjoining property owner (Woodrow Washington) and he agreed.

Motion by Mr. Jon Garner to approve the variance subject to the approval of the fence permit from the Engineering Department located at 1105 Martin Luther King Jr. Avenue. **Seconded by Tony**

O'Rourke. Roll call vote was as follows: Mr. Garner-Yes; Mr. O'Rourke – Yes; Mrs. Madison -Yes; and Mr. Ward - Yes. **Motion carried.**

V-20-09 Grand Pointe Homeowners Association – Request a variance from the setback requirements in Section 608.05 to allow addition to existing pool house located at 13716 Shade Tree Lane.

Chadwick Haynie, President, Grand Pointe Homeowners Association, 12669 Leatha Circle, Northport, 35475 representing Grand Pointe Homeowners Association. Mr. Haynie stated the Grand Pointe Homeowner's Association is requesting a variance from Section 608.05.C of the City of Northport Zoning Ordinance to allow for an addition to the existing pool house in the subdivision's community pool. Mr. Haynie also stated the proposed addition would be 18.5 ft x 25 ft (including a 18.5 ft x 20 ft open air pavilion) tying into the existing structure which is 18.5 ft x 32.7 ft. This addition would bring the total square footage of the structure, inclusive of open-air space, to 1,066.8 square feet, which is 66.8 square feet over the limit set forth for a subdivision amenity structure in the zoning ordinance. The addition would also bring the structure closer than the 25 feet setback limit in one direction according to the ordinance.

Jamison & Meredith Tunnel, 13779 Highland Pointe Drive, stated they had concerns regarding the proposed expansion of the Pool House. Mrs. Tunnel stated an extension of the pool house within the 25 feet setback set forth in the subdivision amenities section of Northport City Code, will jeopardize the value of their home. Mrs. Tunnel also stated her and her husband had concern about privacy and noise. Mrs. Tunnel stated with an expansion, neighbors would be able to have a full view of the back of their home.

Board members asked Mr. Haynie to present a landscaping plan that would address the privacy concern of the adjoining property owners.

Motion by Mr. Jon Garner to table V-20-09 for the September 17, 2020 meeting, located at 13779 Highland Ponte Drive. This notification will serve as Public Notice for the meeting. **Seconded by Jason Ward.** Roll call vote was as follows: Mr. Garner-Yes; Mr. Ward– Yes; Mr. O'Rourke – Yes; Mrs. Madison -Yes. **Motion carried.**

V-20-10 Scott Bond – Requests variance from setback requirement in Table 4-3 located at 1101 30th Avenue.

Bobby Herndon, P.L.S. 2728 Lurleen Wallace Boulevard, Northport, stated Scott Bond is requesting a variance from setbacks requirements in Table 4-3 located 1101 30th Avenue. Mr. Bond is requesting a 10.6-foot setback on the north side of the property.

Motion by Mr. Jon Garner to grant the variance from setback requirement in Table 4-3, reducing the setback to 10.6 feet, located at 1101. **Seconded by O'Rourke** Roll call vote was as follows: Mr. Garner-Yes; Mr. O'Rourke – Yes; Mrs. Madison – Yes; Mr. O'Rourke -Yes. **Motion carried.**

V-20-11 City of Northport – MANSA Hospitality requests a variance from maximum height restriction for freestanding lights in Section 704.01.C located at 700 Bridge Avenue.

Max Snyder, Development Coordinator, City of Northport, 3500 McFarland Boulevard stated the City of Northport and MANSA Hospitality Group requests a variance from the maximum height restrictions for freestanding light poles in the Bridge Avenue North District. Mr. Snyder stated Section 704.01.C states Freestanding lights shall not exceed twenty (20) feet in height for all suburban mixed-use areas, including streets, parking and pedestrian areas. Fixtures shall be hooded or shielded to minimize light trespass, reduce glare and minimize visibility from adjacent properties. Mr. Snyder stated that Marriott Corporate requires a minimum of 23 feet for freestanding lights.

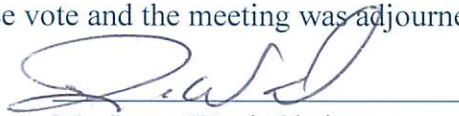
Motion by Mr. Jon Garner to approve the variance from maximum height restriction for freestanding lights in Section 704.01, not to exceed 23 feet in height, located at 700 Bridge Avenue. **Seconded by Tony O'Rourke.** Roll call vote was as follows: Mr. Garner-Yes; Mr. O'Rourke – Yes; Mrs. Madison – Yes; Mr. Ward -Yes. **Motion carried.**

X. DISCUSSION

X. CITIZEN COMMUNICATION

XI. ADJOURNMENT

All members voted yes by a voice vote and the meeting was adjourned at 7:11 p.m.



Mr. Jason Ward, Chairman

Julie Ramm, Secretary